

**COWELL HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Thursday, January 14, 2010**

**MINUTES**

Present: B. Lee; L. DeMeo; M. Weinmann; L. Thompson; M. Montany-Campbell; N. Virgallito.

Also present: J. York, HBM

- I. President Lee called the meeting to order at 7:00 pm.
- II. **HOMEOWNERS FORUM.** WCST Director Robert Stuart was present to invite the CHOA board to meet with WCST board to discuss the declining participation by residents and explore options. He also stated that any existing member that brings in a new Crossings family is awarded a \$50 discount on their fees.  
  
Liviu Ionescu, Friendly Internet Systems and homeowner, presented his evaluation of the computer equipment at the business office and recreation office. Mr. Ionescu has been maintaining the equipment for the past 2 years.
- III.A. **GUEST** – Tom Sweeney, Landscape Care. The project at the East entrance was discussed. It was agreed that some plants should be added and that they will require water. Tom estimated \$2,200 to add a valve but he has located an unused valve in that area that may be able to supply the water needed. A motion was made and seconded (Lee/DeMeo) to authorize Landscape Care to repair the valve at a cost not to exceed \$500. Motion carried.
- III.B. **GUEST** – Mark Adriano, Adriano Masonry. The entrance sign replacement project was discussed and Marie Montany-Campbell agreed to be the project manager.
- III.C. **GUEST** – Thor Schreck, Recreation Manager. A resident inquired about a bouncey/jumper for a birthday party in May. This is the first event to fall under the new reservation policy. The next Youth Sport program is T-Ball starting in March.
- IV. **APPROVAL OF MINUTES.** A motion was made and seconded (Montany-Campbell/Thompson) to accept the Minutes of the December 10 Executive Session Hearings and December 10 Board Meeting. Motion carried.
- V. **OFFICER'S REPORTS**
  - A. President's Report. President Lee reported that the Preschool board has not yet accepted the increased rental rates. The onsite manager reported that the Preschool board was meeting tonight.
  - B. Treasurer's Report. Treasurer Wright was not present instead management reported that the preliminary Balance Sheet as of the end of the fiscal year, December 31, 2009, indicates a Net Profit (Income) of \$132,277.82. **A motion was made and seconded (Weinmann/Virgallito) to transfer 2009 excess operating funds of \$65,000 to Reserves. Motion carried.**

- C. Secretary's Report. Director Weinmann reported that the new plaque and additional skateboard impediments have been installed. At this point the smokestack project can be considered complete. **It was moved and seconded (Weinmann/Montany-Campbell) to transfer the remaining smokestack funds of \$149,459.89 to the Reserve account with the condition that \$40,000 be allocated specifically to "Entrance Monuments/Signs". Motion carried.**

Director Weinmann also had summarized the results of the survey for the Board in a report that was emailed a few days prior. Director Weinmann will write an announcement for the Signal directing residents to the website to review the results of the survey.

## VI. MANAGEMENT REPORT

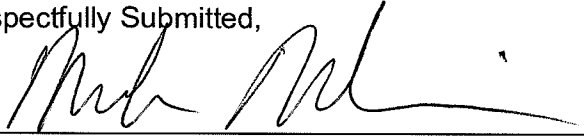
- A. Delinquent Accounts. **A motion was made and seconded (Lee/Montany-Campbell) to authorize Allied Trustee Services to record the notice delinquent assessments for accounts 107-1669 and 109-0190. Motion carried.**
- B. Doggie Drinking Fountain. The Onsite Manager has suggested installation of a combination people/pet water fountain. The cost of just the fountain ranges from \$2,975 to \$3,135. The Board seemed interested enough that management will obtain proposals for installation. Director Virgallito volunteered to check with the City on the need for a permit.
- C. Landscaping Proposal. The proposal from Landscape Care addressing the area outside the East Pool will not be considered until the project at the East Entrance is completed.
- D. Lease Approval. **A motion was made and seconded (Thompson/Lee) to approve the owners' request to lease for 4406 Spoonwood and 4478 Clear Creek. Motion carried.**
- E. Reserve Projects 2010. The schedule for reserve projects in 2010 approved at the December meeting starts with the replacement of the clubhouse furniture. The Board agreed that a coordinated approach to the furniture, carpeting and interior paint was preferable to a piecemeal approach and authorized the Onsite Manager to obtain proposals from interior designers.
- F. WCST Percentage of Non-residents. **A motion was made and seconded (Lee/Virgallito) to approve a limit of 40% non-residents for the 2010 swim season. Motion carried.**
- G. Write Off Uncollectible Debt. **A motion was made and seconded (Weinmann/Thompson) to write-off a Chapter 7 bankruptcy account totaling \$1,264.90 to the Income Statement at year-end. Motion carried.**

## VI. COMMITTEE REPORTS

- A. Architectural Committee. Chair Montany-Campbell reported that the AC will be proposing some new rules for the Board's approval. Also future hearing lists will separate the repeat offenders from the first-time violation hearings to be more efficient.
- B. Landscape Liaison. Director DeMeo is also looking to update the benches throughout the greenbelt and invited all directors to provide input.

- C. Swim Team Liaison. Marie Montany-Campbell reported that she attended the recent meeting of the WCST board and was told that the CHOA Board should be doing more to increase participation by resident families.
- VII. **ADJOURNMENT** . The meeting was adjourned to an Executive Session to discuss a personnel matter, authorize the recording of a Notice of Default, and complete the review of the Architectural Committee's Inspection Guidelines at 9:10 p.m.

Respectfully Submitted,



Mark Weinmann, Secretary

2 / 12 / 10  
Date